

## ***Identification of the Area***

**Name or Designation: Bothell/Kirkland**

### **Area 85**

#### **Boundaries:**

West – Lake Washington and the City of Kenmore

North – Snohomish County

East – I-405 Freeway

South – Highway 522

#### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7<sup>th</sup> floor of the King County Administration Building.

#### **Area Description:**

Geographic Area 85 consists of neighborhood and cities located northeast of Lake Washington, which boundaries are generally defined as the King/Snohomish County line to the north, State Route 522 to the south, Interstate 405 to the east, and Lake Washington/City of Kenmore to west. The City of Bothell and Kenmore are located at the northern sector of Area 85, while the City of Kirkland encompasses Area 85's southern end. Located between the City of Bothell and Kenmore to the north, and the City of Kirkland to the south are two neighborhoods known as Juanita and Finn Hill. Much of these neighborhoods are located in unincorporated King County, and as such, are governed by King County zoning and land use guidelines.

**Kirkland:** Kirkland is located on the eastern shore of Lake Washington, just north of Bellevue and west of Redmond. Kirkland is at once charming and modern. In a half-square mile, it boasts one of the most dynamic downtowns in the state. New office and condominium projects continue to be built at a moderate pace, with older retail buildings being renovated into Art Galleries, Restaurants, and Boutiques along Lake Street, Park Lane, and Central Way. They truly reflect the vitality and strength of the immediate area and the region.

A healthy mix of small business, corporate headquarters, light industrial and manufacturing, and a growing base of high-tech and home-based businesses characterize Kirkland's strong local economy. A competitive business climate, with no local Business and Occupation (B&O) tax, and high quality of life make Kirkland a desirable location for both local and world-class enterprises.

Each of Kirkland's economic neighborhoods is distinct. Totem Lake has a concentration of high-tech, healthcare, manufacturing and distribution industries. It is also home to Totem Lake Mall. Downtown Kirkland and Carillon Point house an expanding financial and professional services sector attracted to Kirkland's high quality environment and easy access. Neighborhood business districts in Juanita, Houghton and Bridle Trails serve local needs and provide support services to Kirkland regional businesses.

**Bothell:** Bothell is located at the north end of Lake Washington at the crossroads of State Highways 522 and 527, and Interstate 405. Residents may commute from Bothell to either Seattle or Everett, both of which are 20 minutes away. Bothell was incorporated in 1909 and still retains its historic charm with a small hometown feel - complete with family neighborhoods and parks, churches, educational facilities, and growing businesses.

About half of Bothell is located in King County, with the remaining in Snohomish County

Bothell's Technology Corridor is a series of four modern business parks poised to accommodate producers of the fast growing high technology industries that makes Bothell more than a suburb. Each of these developments—Canyon Park Business Center, North Creek, Quadrant North Creek and Quadrant Monte Villa Center—provides a quality “home” for the businesses located there. The Technology Corridor is home to major employers such as electronics firms ATL and Quinton Instruments; bio-technology firms ICOS and Immunex; telecommunications giant AT&T Wireless; and casual clothing leader Eddie Bauer. These employers are a big draw for an ever larger, more affluent population to Bothell and an expanding service and retail base.

The city's increasing demand for retail, lodging and entertainment will be further enhanced once the University of Washington Bothell/ Cascadia Community College reaches enrollment projections in the next 10 years. Overall growth will fuel expansion and redevelopment of community and neighborhood shopping centers in downtown Bothell, at Canyon Park, and along main arteries such as Beardslee Boulevard, State Routes 522 and 527. Unique regional shopping, such as the entertaining and unique collection of antique and crafts dealers at Bothell's Country Village should also do well.

**Kenmore:** Over the past decade, Kenmore's population grew to house commuters who drive to work in nearby Seattle, Everett and Bellevue. Many were drawn from the city to Kenmore's large open acreage lots. Some of the neighborhoods, especially those surrounding Inglewood Country Club are quite upscale.

Perhaps Kenmore's most famous resident is Kenmore Air Harbor, the largest seaplane base in the United States. Other than Kenmore Air Harbor, Kenmore Pre-Mix and Plywood Supply, Kenmore's small business community caters mostly to the shopping and service needs of the immediate residential community.

Kenmore consists of long established, predominately single-family neighborhoods. New construction continues at a modest pace, as developable vacant land becomes increasingly rare. Kenmore offers a complete variety of housing, from posh country club estates to suburban ramblers, apartments, condominiums and manufactured housing.

Future commercial expansion may be just a few years away. A mixed-use development called “Lakepointe” is proposed to be constructed by 2005 on the current site of the Kenmore Pre-Mix concrete plant, which is located along the shore of Lake Washington at the mouth of the Sammamish River. The proposed development would include 300,000 square feet of office space, 300,000 square feet of commercial space including a 12-screen cinema, a 150 room hotel with meeting space for 500, 400 apartments, 380 condominiums, 400 senior attached apartments, a 65-slip marina, 3,628 parking stalls in 3.5 million square feet of structured parking, a public waterfront park with a promenade and amphitheater.

**Physical Inspection Area:**

This year area 85-65 was physically inspected with 270 total parcels. This represents approximately 13.9% of the total 1938 parcels located in Area 85.

***Preliminary Ratio Analysis***

A Preliminary Ratio Study was done in April of 2002. The study included sales of improved parcels and showed a COV of 15.51%

The study was also repeated after application of the 2002 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 15.51% to 13.36%.

***Scope of Data*****Land Value Data:**

Vacant sales from 1/98 to 1/2002 were given primary consideration for valuing land. Since January of 1998, there were approximately 54 land sales, which occurred in Area 85. Sales were investigated and sales verified as “good” were coded as 02 in the Assessor’s records. Multi-parcel sales were also considered after combining the various aspects of all parcels involved in the sales.

**Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Not Used” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

**Land Value*****Land Sales, Analysis, Conclusions***

Within Geographic Area 85, there were approximately 54 land sales that occurred during the last four years. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. For land valuation purposes, the assessor used GIS (Geographic Information System) as the primary tool to establish new assessed land values. The new land values are on neighborhood land sales that are equalized with adjacent and similarly zoned properties. In many neighborhoods, new condominium and commercial sites are being created through the demolition of existing single family residences located on commercially zoned lots and through the demolition of older commercial and multi-family buildings.

The recommended land value for the 2002 Assessment year (taxes payable in 2003) results in an average total change from 2001 assessments of 27.58%. The total land assessed value for the 2001 assessment year for Area 85 was \$572,405,660 and the total recommended land assessed value for the 2002 assessment year is \$730,290,100. This increase was due primarily to value increases within the City of Kirkland neighborhoods.

**Area 85-10 - Kenmore**

There are a total of seven land sales in the Kenmore neighborhood. Changes in this year’s land assessment are primarily for equalization purposes. Multi-family and commercially zoned land had similar selling prices per sq.ft.

The assessor used location influence and lot size as the primary indicator for setting land values. Total land values in this neighborhood increased by 13.27%.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	010	011410	0446	15,462	1760572	\$200,000	06/14/00	\$12.93	RM900P	Future Condos
085	010	011410	0516	15,360	1654027	\$220,000	11/30/98	\$14.32	R-48P	
085	010	011410	0521	18375	1654025	\$220,000	11/30/98	\$11.97	R-48P	
085	010	011410	0519	25096	1654024	\$355,000	11/30/98	\$14.15	R-48P	
085	010	011410	0657	35823	1646152	\$453,000	10/27/98	\$12.65	BCP	
085	010	012604	0657	35,823	1646152	\$468,000	10/04/99	\$4.50	R12P	Only approx. +/- 50% lot buildable.
085	010	011410	0517	43,509	1654037	\$542,600	11/30/98	\$12.47	R4	

### Area 85-20 – Bothell

There are a total of ten land sales in the Kenmore neighborhood. Changes in this year's land assessment are primarily for equalization purposes. Multi-family and commercially zoned land had similar selling prices per sq.ft. The assessor used location influence and lot size as the primary indicator for setting land values. Total land values in this neighborhood increased by 21.23%.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	020	072605	9146	12,750	1820449	\$122,000	05/29/01	\$9.57	R 15	
085	020	062605	9077	10,018	1817870	\$144,950	05/14/01	\$14.47	R15 OP	
085	020	062605	9078	13,721	1818370	\$148,500	05/14/01	\$10.82	R15 OP	
085	020	072605	9194	17,720	1776948	\$215,000	09/18/00	\$12.13	RD	
085	020	072605	9194	17,720	1852554	\$275,000	11/16/01	\$15.52	RD	
085	020	062605	9038	16,700	1818359	\$230,000	05/14/01	\$13.77	R15 OP	
085	020	082605	9054	77,126	1604908	\$295,000	04/13/98	\$3.82	B/O-P/R	
085	020	072605	9079	37,070	1734511	\$350,000	01/28/00	\$9.44	CG	
085	020	096700	0380	21,600	1722099	\$350,000	11/09/99	\$16.20	BC	
085	020	072605	9126	64,794	1814911	\$990,000	04/30/01	\$15.28	BCP	

### Area 85-30 - Finn Hill/North Juanita

There are a total of five land sales in the Finn Hill/North Juanita neighborhood. Changes in this year's land assessment are primarily for equalization purposes. The assessor used location influence and lot size as an indicator for setting land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Total land values in this neighborhood increased by 13.09%.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	030	364910	0044	16,021	1830331	\$154,000	07/13/01	\$9.61	R18	
085	030	202605	9183	57,048	1678871	\$445,796	04/15/99	\$7.81	BNP	
085	030	364910	0530	78,250	1758709	\$775,000	06/13/00	\$9.90	RS7200P	
085	030	172605	9016	256,133	1633625	\$866,667	08/20/98	\$3.38	RM9P	
085	030	242604	9020	207,412	1732018	\$1,091,000	01/11/00	\$5.26	R8SO	CONDOS=150790-0000

### Area 85-35 - West Totem Lake (West of I-405)

There are a total of four land sales in the West Totem Lake neighborhood. Changes in this year's land assessment are primarily for equalization purposes. The assessor used location influence, zoning, and lot size as an indicator for setting land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Total land values in this neighborhood increased by 14.05%.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	035	282605	9103	121,363	1810872	\$518,462	04/09/01	\$4.27	FCI	Significant wetlands
085	035	282605	9082	81,000	1632578	\$815,000	08/17/98	\$10.06	PLA11	
085	035	292605	9210	217,853	1645425	\$970,500	10/14/98	\$4.45	PR2.4	
085	075	292605	9041	90,232	1852225	\$1,350,000	11/15/01	\$14.96	PLA 10 B	Future 150 room hotel

### Area 85-40 - Juanita

There are a total of four land sales in the Juanita neighborhood. Changes in this year's land assessment are primarily for equalization purposes. The assessor used location influence, zoning, and lot size as an indicator for setting land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Total land values in this neighborhood increased by 18.95%.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	040	179150	0125	12,270	1691710	\$90,000	06/14/99	\$7.33	JBD3	
085	040	179150	0135	62,990	1678290	\$200,000	03/30/99	\$3.18	RM 3.6	Slope & stream issues
085	040	322605	9169	16,161	1830863	\$200,000	07/20/01	\$12.38	RS X 8.	
085	040	607650	0061	143,312	1768735	\$1,025,000	08/02/00	\$7.15	R8SO	

### Area 85-45 – Houghton/South Kirkland

Since 1998, there are a total of four land sales in the Houghton/South Kirkland neighborhood. Many of the land sales are a result of a demolition of an existing building to build new condominiums or office buildings. This neighborhood abuts three similar neighborhoods known as Area 85-55, 85-65 and 85-70, and shares similar zoning and land use attributes. Within the four areas, there are a total of 21 land sales used to determine land values. Multi-family and commercially zoned land had similar selling prices per sq.ft. The assessor used location influence and lot size as the primary indicator for setting land values. Total land values in this neighborhood increased by 4.56%.

There continues to be a very high demand for prime office and condominium sites with close proximity to downtown Kirkland and Lake Washington. Current prime commercial and multi-family zoned lots close to Kirkland's CBD and Lake Washington are selling between +/-30.00/SF to +/- \$62.00/SF. (Please refer to land sales presented in similar neighborhoods of 85-55, 85-65, and 85-70).

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	045	082505	9160	63,388	1660506	\$985,000	12/21/98	\$15.54	PR3.6	Multi-Parcel Sale
085	045	123890	0085	37,938	1766800	\$2,370,000	07/26/00	\$62.47	PLA5-B	
085	045	123510	0024	47,005	1647042	\$1,100,000	10/27/98	\$23.40	L1	
085	045	250550	0145	25,782	1675490	\$1,240,000	03/29/99	\$48.10		Multi-Parcel Sale

### Area 85-55 - NW Kirkland

Since 1998, there has been only one land sale in Area 85-55. This land sale was a result of a demolition of an existing building to build new office buildings. This neighborhood abuts three similar neighborhoods known as Area 85-45, 85-65 and 85-70, and shares similar zoning and land use attributes. Within the four areas, there are a total of 21 land sales used to determine land values. Multi-family and commercially zoned land had similar selling prices per sq.ft. The assessor used location influence and lot size as the primary indicator for setting land values. Total land values in this neighborhood increased by 37.91%.

After values were reassessed and equalized, the neighborhood of NW Kirkland saw significant land value increases. There continues to be a very high demand for prime office and condominium sites within close proximity to downtown Kirkland and Lake Washington. Current prime commercial and multi-family zoned lots close to Kirkland's CBD and Lake Washington are selling between +/-30.00/SF to +/- \$62.00/SF. (Please refer to land sales presented in similar neighborhoods of 85-45, 85-65, and 85-70).

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	055	388580	4650	10,445	1754982	\$500,000	05/19/00	\$47.87	PR3.6	Multi-Parcel Sale

### Area 85-60 - SE Kirkland

No land sales have occurred in this neighborhood since 1998, and as a result, land values have not changed for many years. Changes in this years land assessment were primarily for equalization purposes. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Total land values in this neighborhood increased by 71.11%.

### Area 85-65 - Kirkland CBD

Since 1998, there have been a total of eleven land sales in Area 85-65. Many of the land sales are a result of a demolition of an existing building to build new condominiums or office buildings. This neighborhood abuts three similar neighborhoods known as Area 85-45, 85-55 and 85-70, and shares similar zoning and land use attributes. Within the four areas, there are a total of 21 land sales used to determine land values. Multi-family and commercially zoned land had similar selling prices per sq.ft. The assessor used location influence and lot size as the primary indicator for setting land values. Total land values in this neighborhood increased by 63.76%.

After values were reassessed and equalized, the Kirkland's CBD neighborhood saw significant land value increases. There continues to be a very high demand for prime office and condominium sites within close proximity to downtown Kirkland and Lake Washington. Current prime commercial and multi-family zoned lots close to Kirkland's CBD and Lake Washington are selling between \$30.00/SF and \$62.00/SF. (Please refer to land sales presented in similar neighborhoods of 85-45, 85-55, and 85-70).

Waterfront land: Waterfront properties are typically valued on a price per front foot. After conducting a thorough search of comparable multi-family and commercial waterfront land sales within the immediate Kirkland market area, the assessor was able to locate two waterfront land sales. Both land sales took place in area 85-70, directly south of Kirkland's CBD. The two waterfront land sales had front foot values ranging from \$22,000 to \$26,000. In the assessors land analysis, \$20,000 was used for setting waterfront land values, whereas \$15,000 per front foot was used in prior years.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	065	388580	4775	7,848	1590577	\$225,000	01/22/98	\$28.67	PR 3.6	
085	065	180790	0415	9,988	1725560	\$310,000	11/24/99	\$31.04	PLA 6-D	HAS BEEN SEGGED SINCE SALE (#0415 & #0420)
085	065	390010	0845	7,626	1609295	\$322,000	04/22/98	\$42.22	PLA 7-B	CONDOS = 388575-0000
085	065	212020	0170	8,000	1690949	\$336,471	06/08/99	\$42.06	PLA 6-D	CONDOS = 261732-0000
085	065	765490	0210	7,200	1664010	\$385,000	01/19/99	\$53.47	PLA 6 A	
085	065	390010	1125	20,008	1773848	\$500,000	08/15/00	\$24.99	CBD-8	
085	065	407070	0470	17,392	1792122	\$510,000	12/08/00	\$29.32	PLA6-D	
085	065	388580	0360	21,326	1777580	\$680,000	09/21/00	\$31.89	BC	
085	065	388580	8460	14,025	1743060	\$750,000	03/17/00	\$53.48	PLA7A	
085	065	082505	9202	19,828	1840245	\$970,000	08/31/01	\$48.92	PLA 6 D	Future 10 unit townhouse complex, #9180 & #9202 MERGED INTO #9202
085	065	388580	7590	31,350	1772287	\$1,295,135	08/24/00	\$41.31	CBD6	CONDOS = 785345-0000

### Area 85-70 - SW Kirkland

Since 1998, there have been a total of five land sales in Area 85-70. Many of the land sales are a result of a demolition of an existing building to build new condominiums or office buildings. This neighborhood abuts three similar neighborhoods known as Area 85-45, 85-55 and 85-65, and shares similar zoning and land use attributes. Within the four areas, there are a total of 21 land sales used to determine land values. Multi-family and commercially zoned land had similar selling prices per sq.ft. The assessor used location influence and lot size as the primary indicator for setting land values. Total land values in this neighborhood increased by 40.69%.

There continues to be a very high demand for prime office and condominium sites within close proximity to downtown Kirkland and Lake Washington. Current prime commercial and multi-family zoned lots close to Kirkland's CBD and Lake Washington are selling between \$30.00/SF and \$62.00/SF. (Please refer to land sales presented in similar neighborhoods of 85-45, 85-55, and 85-65).

Waterfront land: Waterfront properties are typically valued on a price per front foot. After conducting a thorough search of comparable multi-family and commercial waterfront land sales within the immediate Kirkland market area, the assessor was able to locate two waterfront land sales. Both land sales took place in area 85-75, directly south of Kirkland's CBD. The two waterfront land sales had front foot values ranging from \$22,000 to \$26,000. In the assessors land analysis, \$20,000 was used for setting waterfront land values.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	070	124620	0050	8,500	1636484	\$270,296	09/01/98	\$31.80	RM 3.6	HAS BEEN SEGGED SINCE SALE (#0046 & #0050)
085	070	172505	9176	16,262	1618556	\$450,000	06/12/98	\$27.67	PR 3.6	
085	070	347180	0020	13,450	1761345	\$870,000	06/16/00	\$64.68	RM 3.6	HAS BEEN MERGED INTO ONE PARCEL (#0020 + #0035 = #0020)
085	070	410450	0070	9,550	1847015	\$1,300,000	10/15/01	\$136.13	WD III	Waterfront: +/-50 FRONT FEET = \$26,000 PER FRONT FOOT.
085	070	082505	9076	104,853	1611854	\$1,680,000	05/14/98	\$59.94	WD 1	Waterfront: +/-280 FRONT FEET, \$22,071 PER FRONT FOOT, Condo=919757-0000,

### Area 85-75 - East Kirkland

There were a total of three land sales in the East Kirkland neighborhood. Changes in this years land assessment were primarily for equalization purposes. The assessor also used location influence, zoning, and lot size as an indicator for setting land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Total land values in this neighborhood increased by 23.05%.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	075	388690	0855	7,700	1673919	\$240,000	03/18/99	\$31.17	RM 3.6	HAS BEEN SEGGED SINCE SALE (#0855 + #0860)
085	075	388690	0655	13,200	1590872	\$280,000	01/22/99	\$21.21	RM 3.6	CONDOS = 813792-0000
085	075	388690	1025	56,350	1711137	\$732,500	09/08/99	\$13.00	RM 3.6	Includes APN #0985



## **Improved Parcel Total Values:**

### **Economic Considerations:**

During the past five years, the Puget Sound real estate market place was very active. The eastside market area, especially, experienced rapidly appreciating property values unprecedented in recent memory. This growth was spurred on by new high-tech “dot-com.” startup companies, along with an increasing presence in software, service industries, finance, and aerospace.

During 2001, the Puget Sound economy, along with the national economy, dipped into a moderate recession. The September 11<sup>th</sup> terrorist attacks on the WTC did not help the economy either, and may have prolonged the recession.

Area market report surveys indicate that overall office vacancy rates on the Eastside (Bellevue, Kirkland, Redmond) reached +/-13.50%, with downtown Bellevue office vacancy rates ranging from +/-15.00% to +/-19.00%, and the Kirkland office vacancy hovering around +/-5.60%. The reported vacancy rates do not include available subleased office space. The overall Kirkland vacancy rate was estimated at around +/-7.00%, with Kirkland office vacancy rates ranging between +/-7.00% to +/-10.00%. The City of Bothell, City of Kenmore, and the neighborhood of Juanita, did not experience an increase in vacancy rates like that of Kirkland.

During 2001, lease rates for office, retail, and industrial properties, remained relatively stable within the City of Bothell, City of Kenmore, and neighborhood of Juanita, while Kirkland experienced a slight to moderate drop in asking office lease rates. Kirkland’s retail and industrial asking lease rates remained relatively unchanged from that of last year.

### ***Sales comparison approach model description***

The model for sales comparison was based on four data sources from the Assessor’s records, occupancy codes, age, condition and size. A search was made on data that most closely fit a subject property within each geographic area.

### **Sales comparison calibration**

The search for comparable sales was within each geographic neighborhood and expanding to include the surrounding neighborhoods within the geographic area.

### **Cost approach model description**

The Marshall & Swift Commercial Estimator was automatically calculated on all properties. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area.

### **Cost calibration**

Each appraiser valuing new construction can individually calibrate Marshall-Swift valuations to specific buildings in our area by accessing the parcel and the computerized valuation model supplied by Marshall & Swift.

### **Income capitalization approach model description**

Income tables were developed for each of the eleven neighborhoods. The tables are for the following property types: Retail, Industrial Engineering Buildings, Medical and Dental Offices, Discount Stores Storage Garage, Basement Finish, Restaurant, Storage Warehouse, Office, and an exclusion table indicating property uses not

covered by an income table. Some property uses, such as offices, have multiple tables depending upon the net rentable area. There are a total of 197 tables. All tables are included.

### Income approach calibration

The tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective age, and construction quality as recorded in the Assessor's records. Income parameters were derived from the market place through the listed fair market sales as well as through quarterly market surveys, published sources (i.e. Office Space Dot.Com, Commercial Brokers Association, Corporate Real Estate Websites), and opinions expressed by real estate professionals active in the market. Vacancy rates used were derived mainly from published sources tempered by personal observation. Expenses ratios are estimated based on industry standards and personal knowledge of the area's rental practices.

Capitalization rates are determined by personal analysis of the sales in the area on sold properties where there is income information available, and published market surveys, such as CoStar and Korpaz.

### Area 85-10 - Kenmore

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll . Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office	\$15.00 to \$23.00	5%	\$5.50/sf - \$6.50/sf	9.00 % to 10.00%
Retail/Mixed Use	\$8.00 to \$16.00	5%	10%	9.00 % to 10.00%
Industrial/Whse.	\$4.20 to \$7.20	5%	10%	9.00 % to 10.00%

Typically, office annual rents range from \$15.00 to \$23.00 per square foot of net rentable area. The offices have annual expenses ranging from \$5.50/sf to \$6.50/sf of net rentable area. Overall capitalization rates range from 9% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$8.00 to \$16.00 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 9% to 10%. Industrial/Warehouse rents range from \$4.20 to \$7.20 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 9% to 10%.

In all instances vacancy and credit loss is 5%. Stratification adjustments for the parameters listed were based on quality of construction, effective age, net rentable area and location.

### Area 85-20 – Bothell

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll . Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office	\$15.00 to \$23.00	5%	\$5.50/sf - \$6.50/sf	9.00 % to 10.00%
Retail/Mixed Use	\$8.00 to \$16.00	5%	10%	9.00 % to 10.00%
Industrial/Whse.	\$4.20 to \$7.20	5%	10%	9.00 % to 10.00%

Typically, office annual rents range from \$15.00 to \$23.00 per square foot of net rentable area. The offices have annual expenses ranging from \$5.50/sf to \$6.50/sf of net rentable area. Overall capitalization rates range from 9% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$8.00 to \$16.00 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 9% to 10%. Industrial/Warehouse rents range from \$4.20 to \$7.20 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 9% to 10%.

In all instances vacancy and credit loss is 5%. Stratification adjustments for the parameters listed were based on quality of construction, effective age, net rentable area and location.

#### **Area 85-30 - Finn Hill/North Juanita**

<b>Land Use:</b>	<b>Rent Range per Sq.Ft.</b>	<b>Vacancy/Coll . Loss %</b>	<b>Expense Rate per Sq.Ft./%</b>	<b>Capitalization Rate %</b>
<b>Office</b>	\$16.00 to \$24.00	5%	\$5.50/sf - \$6.50/sf	9.00 % to 10.00%
<b>Retail/Mixed Use</b>	\$9.00 to \$17.00	5%	10%	9.00 % to 10.00%
<b>Industrial/Whse.</b>	\$4.20 to \$7.20	5%	10%	9.50 % to 10.00%

Typically, office annual rents range from \$16.00 to \$24.00 per square foot of net rentable area. The offices have annual expenses ranging from \$5.50/sf to \$6.50/sf of net rentable area. Overall capitalization rates range from 9% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$9.00 to \$17.00 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 9% to 10%. Industrial/Warehouse rents range from \$4.20 to \$7.20 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 9% to 10%.

In all instances vacancy and credit loss is 5%. Stratification adjustments for the parameters listed were based on quality of construction, effective age, net rentable area and location.

#### **Area 85-35 - West Totem Lake (West of I-405)**

<b>Land Use:</b>	<b>Rent Range per Sq.Ft.</b>	<b>Vacancy/Coll . Loss %</b>	<b>Expense Rate per Sq.Ft./%</b>	<b>Capitalization Rate %</b>
<b>Office</b>	\$11.00 to \$23.00	7% - 8%	\$5.50/sf - \$6.50/sf	9.00 % to 10.00%
<b>Retail/Mixed Use</b>	\$11.00 to \$19.00	6%	10%	9.00 % to 10.00%
<b>Industrial/Whse.</b>	\$4.20 to \$7.80	6%	10%	9.25 % to 10.00%

Typically, office annual rents range from \$11.00 to \$23.00 per square foot of net rentable area. The offices have annual expenses ranging from \$5.50/sf to \$6.50/sf of net rentable area. Overall capitalization rates range from 9% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$11.00 to \$19.00 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 9% to 10%. Industrial/Warehouse rents range from \$4.20 to \$7.80 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 9.25% to 10%.

For Retail/Mixed-Use and Industrial/Warehouse use, the vacancy and credit loss was estimated at 6%. Office buildings experienced a slightly higher vacancy and collection loss ranging from 7% to 8% depending on the size of office building.

Stratification adjustments for the parameters listed were based on quality of construction, effective age, net rentable area and location.

#### Area 85-40 - Juanita

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll . Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office	\$11.00 to \$23.00	7% - 8%	\$6.00/sf - \$7.00/sf	9.00 % to 10.00%
Retail/Mixed Use	\$11.00 to \$19.00	6%	10%	9.00 % to 10.00%
Industrial/Whse.	\$4.20 to \$7.80	6%	10%	9.25 % to 10.00%

Typically, office annual rents range from \$11.00 to \$23.00 per square foot of net rentable area. The offices have annual expenses ranging from \$6.00/sf to \$7.00/sf of net rentable area. Overall capitalization rates range from 9% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$11.00 to \$19.00 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 9% to 10%. Industrial/Warehouse rents range from \$4.20 to \$7.80 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 9.25% to 10%.

For Retail/Mixed-Use and Industrial/Warehouse use, the vacancy and credit loss was estimated at 6%. Office buildings experienced a slightly higher vacancy and collection loss ranging from 7% to 8% depending on the size of office building.

Stratification adjustments for the parameters listed were based on quality of construction, effective age, net rentable area and location.

#### Area 85-45 – Houghton/South Kirkland

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll . Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office	\$11.00 to \$24.00	6% - 10%	\$6.00/sf - \$7.00/sf	9.00 % to 10.00%
Retail/Mixed Use	\$11.00 to \$19.00	7%	10%	9.00 % to 10.00%
Industrial/Whse.	\$4.20 to \$7.80	7%	10%	9.25 % to 10.00%

Typically, office annual rents range from \$11.00 to \$24.00 per square foot of net rentable area. The offices have annual expenses ranging from \$6.00/sf to \$7.00/sf of net rentable area. Overall capitalization rates range from 9% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$11.00 to \$19.00 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 9% to 10%. Industrial/Warehouse rents range from \$4.20 to \$7.80 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 9.25% to 10%.

For Retail/Mixed-Use and Industrial/Warehouse use, the vacancy and credit loss was estimated at 7%. Office buildings experienced a slightly higher vacancy and collection loss ranging from 6% to 10% depending on the size of office building.

Stratification adjustments for the parameters listed were based on quality of construction, effective age, net rentable area and location.

#### Area 85-55 - NW Kirkland

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll . Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office	\$13.00 to \$25.00	7% - 8%	\$5.50/sf - \$6.50/sf	9.00 % to 10.00%
Retail/Mixed Use	\$11.00 to \$19.00	6%	10%	9.00 % to 10.00%
Industrial/Whse.	\$4.20 to \$7.80	6%	10%	9.25 % to 10.00%

Typically, office annual rents range from \$13.00 to \$25.00 per square foot of net rentable area. The offices have annual expenses ranging from \$5.50/sf to \$6.50/sf of net rentable area. Overall capitalization rates range from 9% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$11.00 to \$19.00 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 9% to 10%. Industrial/Warehouse rents range from \$4.20 to \$7.80 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 9.25% to 10%.

For Retail/Mixed-Use and Industrial/Warehouse use, the vacancy and credit loss was estimated at 6%. Office buildings experienced a slightly higher vacancy and collection loss ranging from 7% to 8% depending on the size of office building.

Stratification adjustments for the parameters listed were based on quality of construction, effective age, net rentable area and location.

#### Area 85-60 - SE Kirkland

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll . Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office	\$11.00 to \$24.00	7% - 8%	\$6.00/sf - \$7.00/sf	9.00 % to 10.00%
Retail/Mixed Use	\$11.00 to \$19.00	6%	10%	9.00 % to 10.00%

<b>Industrial/Whse.</b>	\$4.20 to \$7.80	6%	10%	9.25 % to 10.00%
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Typically, office annual rents range from \$11.00 to \$24.00 per square foot of net rentable area. The offices have annual expenses ranging from \$6.00/sf to \$7.00/sf of net rentable area. Overall capitalization rates range from 9% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$11.00 to \$19.00 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 9% to 10%. Industrial/Warehouse rents range from \$4.20 to \$7.80 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 9.25% to 10%.

For Retail/Mixed-Use and Industrial/Warehouse use, the vacancy and credit loss was estimated at 6%. Office buildings experienced a slightly higher vacancy and collection loss ranging from 7% to 8% depending on the size of office building.

Stratification adjustments for the parameters listed were based on quality of construction, effective age, net rentable area and location.

### Area 85-65 - Kirkland CBD

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll . Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office	\$16.00 to \$26.00	6% - 10%	\$6.00/sf - \$7.00/sf	9.00 % to 10.00%
Retail/Mixed Use	\$14.00 to \$22.00	7%	8% - 10%	9.00 % to 10.00%
Industrial/Whse.	\$4.80 to \$8.40	7%	10%	9.25 % to 10.00%

Typically, office annual rents range from \$16.00 to \$26.00 per square foot of net rentable area. The offices have annual expenses ranging from \$6.00/sf to \$7.00/sf of net rentable area. Overall capitalization rates range from 9% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$14.00 to \$22.00 per square foot of net rentable area. Operating expenses were estimated at 8% -10%, with capitalization rates ranging from 9% to 10%.

Industrial/Warehouse rents range from \$4.80 to \$8.40 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 9.25% to 10%.

For Retail/Mixed-Use and Industrial/Warehouse use, the vacancy and credit loss was estimated at 7%. Office buildings experienced a slightly higher vacancy and collection loss ranging from 6% to 10% depending on the size of office building.

Stratification adjustments for the parameters listed were based on quality of construction, effective age, net rentable area and location.

### 85-70 - East Kirkland

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll . Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office	\$15.00 to \$28.00	6%-10%	\$6.00/sf - \$7.00/sf	9.00 % to 10.00%
Retail/Mixed Use	\$16.00 to \$24.00	7%	8% - 10%	9.00 % to 10.00%
Industrial/Whse.	\$4.80 to \$8.40	7%	10%	9.25 % to 10.00%

Typically, office annual rents range from \$15.00 to \$28.00 per square foot of net rentable area. The offices have annual expenses ranging from \$6.00/sf to \$7.00/sf of net rentable area. Overall capitalization rates range from 9% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$16.00 to \$24.00 per square foot of net rentable area. Operating expenses were estimated at 8% -10%, with capitalization rates ranging from 9.00% to 10%.

Industrial/Warehouse rents ranging from \$4.80 to \$8.40 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 9.25% to 10%.

For Retail/Mixed-Use and Industrial/Warehouse use, the vacancy and credit loss was estimated at 7%. Office buildings experienced a slightly higher vacancy and collection loss ranging from 6% to 10% depending on the size of office building.

Stratification adjustments for the parameters listed were based on quality of construction, effective age, net rentable area and location.

### **Kirkland Area 85-75**

<b>Land Use:</b>	<b>Rent Range per Sq.Ft.</b>	<b>Vacancy/Coll . Loss %</b>	<b>Expense Rate per Sq.Ft./%</b>	<b>Capitalization Rate %</b>
<b>Office</b>	\$11.00 to \$24.00	7%	\$6.00/sf - \$7.00/sf	9.00 % to 10.00%
<b>Retail/Mixed Use</b>	\$11.00 to \$19.00	6%	8% - 10%	9.00 % to 10.00%
<b>Industrial/Whse.</b>	\$4.20 to \$7.80	6%	10%	9.25 % to 10.00%

Typically, office annual rents range from \$11.00 to \$24.00 per square foot of net rentable area. The offices have annual expenses ranging from \$6.00/sf to \$7.00/sf of net rentable area. Overall capitalization rates range from 9% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$11.00 to \$19.00 per square foot of net rentable area. Operating expenses were estimated between 8% -10%, with capitalization rates ranging from 9% to 10%.

Industrial/Warehouse rents ranging from \$4.20 to \$7.80 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 9.25% to 10%.

For Retail/Mixed-Use and Industrial/Warehouse use, the vacancy and credit loss was estimated at 6%. Office buildings experienced a slightly higher vacancy and collection loss at 7%.

Stratification adjustments for the parameters listed were based on quality of construction, effective age, net rentable area and location.

### ***Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.***

All parcels were individually reviewed by the area appraisers for correctness of the table application before final values were selected. Each appraiser can adjust any or all of the factors used to establish value by the model. The market rents as established by the income model were used as a guide in establishing the market rental rates used. The market rental rates applied vary somewhat but falls within an acceptable range of variation from the established guideline. Final value selects were reviewed by the Senior Appraisers before posting.

## **Model Validation**

### ***Total Value Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the



market. The Appraiser determines which available value estimate may be appropriate and may adjust by particular characteristics and conditions as they occur in the valuation area.

The new assessment level is 92.3%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2001 and 2002 Ratio Analysis charts included in this report.

The total assessed value for the 2001 assessment year for Area 85 was \$1,305,027,503. The total recommended assessed value for the 2002 assessment year is \$1,410,716,238.

Application of these recommended values for the 2002 assessment year (taxes payable in 2003) results in an average total change from the 2001 assessments of +8.10%. This increase is partly due to new construction and the previous assessment levels.

	2001 Total	2002 Total	\$ Increase	% Change
<b>Total Value</b>	\$1,305,027,503	\$1,410,716,238	\$105,688,735	8.10%

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the assessor's office.

## Present Improvement Value Calculation for Area 85

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:																
East Crew	1/1/2001	4/25/2002	1/1/99 - 12/31/01																
Area	Appr ID:	Prop Type:	Trend used?: Y / N																
085-000	STRO	Improvement	N																
SAMPLE STATISTICS																			
Sample size (n)	52	<div><div>Ratio Frequency</div><table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.7</td><td>3</td></tr><tr><td>0.8</td><td>3</td></tr><tr><td>0.9</td><td>17</td></tr><tr><td>1.0</td><td>18</td></tr><tr><td>1.1</td><td>3</td></tr><tr><td>1.2</td><td>4</td></tr><tr><td>1.3</td><td>4</td></tr></tbody></table></div>		Ratio	Frequency	0.7	3	0.8	3	0.9	17	1.0	18	1.1	3	1.2	4	1.3	4
Ratio	Frequency																		
0.7	3																		
0.8	3																		
0.9	17																		
1.0	18																		
1.1	3																		
1.2	4																		
1.3	4																		
Mean Assessed Value	1,288,700																		
Mean Sales Price	1,431,500																		
Standard Deviation AV	1,643,851																		
Standard Deviation SP	1,900,501																		
ASSESSMENT LEVEL																			
Arithmetic mean ratio	0.934	<div>These figures reflect current sales and current assessed values</div>																	
Median Ratio	0.924																		
Weighted Mean Ratio	0.900																		
UNIFORMITY																			
Lowest ratio	0.6126																		
Highest ratio:	1.2604																		
Coefficient of Dispersion	12.11%																		
Standard Deviation	0.1448																		
Coefficient of Variation	15.51%																		
Price-related Differential	1.04																		
RELIABILITY																			
95% Confidence: Median																			
Lower limit	0.850																		
Upper limit	0.973																		
95% Confidence: Mean																			
Lower limit	0.895																		
Upper limit	0.973																		
SAMPLE SIZE EVALUATION																			
N (population size)	749																		
B (acceptable error - in decimal)	0.05																		
S (estimated from this sample)	0.1448																		
Recommended minimum:	32																		
Actual sample size:	52																		
Conclusion:	OK																		
NORMALITY																			
Binomial Test																			
# ratios below mean:	27																		
# ratios above mean:	25																		
z:	0.138675049																		
Conclusion:	Normal*																		
*i.e., no evidence of non-normality																			

## Merge Improvement Ratio Calculation for Area 85

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:															
East Crew	1/1/2002	4/25/2002	1/1/99 - 12/31/01															
Area	Appr ID:	Prop Type:	Trend used?: Y / N															
085-000	STRO	Improvement	N															
SAMPLE STATISTICS																		
Sample size (n)	52	<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.8-0.9</td><td>2</td></tr><tr><td>0.9-1.0</td><td>18</td></tr><tr><td>1.0-1.1</td><td>17</td></tr><tr><td>1.1-1.2</td><td>6</td></tr><tr><td>1.2-1.3</td><td>7</td></tr><tr><td>1.3-1.4</td><td>2</td></tr></tbody></table>			Ratio	Frequency	0.8-0.9	2	0.9-1.0	18	1.0-1.1	17	1.1-1.2	6	1.2-1.3	7	1.3-1.4	2
Ratio	Frequency																	
0.8-0.9	2																	
0.9-1.0	18																	
1.0-1.1	17																	
1.1-1.2	6																	
1.2-1.3	7																	
1.3-1.4	2																	
Mean Assessed Value	1,321,400																	
Mean Sales Price	1,431,500																	
Standard Deviation AV	1,675,291																	
Standard Deviation SP	1,900,501																	
ASSESSMENT LEVEL																		
Arithmetic mean ratio	0.955	<div>These figures reflect current slaes and current assessed values.</div>																
Median Ratio	0.935																	
Weighted Mean Ratio	0.923																	
UNIFORMITY																		
Lowest ratio	0.7113																	
Highest ratio:	1.2211																	
Coefficient of Dispersion	10.67%																	
Standard Deviation	0.1277																	
Coefficient of Variation	13.36%																	
Price-related Differential	1.03																	
RELIABILITY																		
95% Confidence: Median																		
Lower limit	0.898																	
Upper limit	0.963																	
95% Confidence: Mean																		
Lower limit	0.921																	
Upper limit	0.990																	
SAMPLE SIZE EVALUATION																		
N (population size)	749																	
B (acceptable error - in decimal)	0.05																	
S (estimated from this sample)	0.1277																	
Recommended minimum:	25																	
Actual sample size:	52																	
Conclusion:	OK																	
NORMALITY																		
Binomial Test																		
# ratios below mean:	30																	
# ratios above mean:	22																	
z:	0.970725343																	
Conclusion:	Normal*																	
*i.e., no evidence of non-normality																		

## Improvement Sales for Area 085 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	030	192605	9111	3,083	1858659	\$630,000	12/20/01	\$204.35	CHIROPRACTOR & DENTAL	BNP	1	2	
085	010	618170	0040	1,976	1848564	\$275,000	10/22/01	\$139.17	OFFICE/CONV RES	BCP	1	2	
085	065	017600	0030	23,533	1841771	\$6,150,000	09/17/01	\$261.34	MOSS BAY COMMONS	CBD-B	1	2	
085	010	311078	0120	0	1812542	\$58,000	04/19/01	\$0.00	BOAT SLIP		1	2	
085	065	124400	0050	10,410	1810696	\$2,200,000	04/09/01	\$211.34	WATER FRONT DOCK STORE	CBD-B	3	2	
085	020	062605	9032	6,712	1808679	\$925,000	03/27/01	\$137.81	COLLIER-VINE PROF BLDG	OP	1	2	
085	065	124450	0230	4,888	1798350	\$1,475,000	01/11/01	\$301.76	KIRKLAND LINE RETAIL		1	2	
085	020	062605	9134	25,195	1785031	\$1,900,000	10/26/00	\$75.41	RITE AID AND LIQUOR STORE	R15 OP	2	2	
085	045	250550	0140	3,636	1783658	\$1,250,000	10/19/00	\$343.78	PROGRESSIVE MARKETING	PR5.0	1	2	
085	010	618170	0091	2,700	1781402	\$325,000	10/13/00	\$120.37	JORVE ROOFING		1	2	
085	065	180790	0170	7,043	1780375	\$1,960,000	10/06/00	\$278.29	STATE STREET BLDG	PLA6-B	1	2	
085	040	607650	0422	6,800	1777472	\$1,175,000	09/18/00	\$172.79	JUANITA PARK PLAZA	BNP	1	2	
085	020	096700	0420	1,838	1775862	\$203,500	09/11/00	\$110.72	OFFICE	BC	1	2	
085	065	062505	9029	24,138	1773509	\$5,968,815	08/30/00	\$247.28	MARINA PARK	CBDA	1	2	
085	010	311078	0270	0	1774742	\$40,000	08/29/00	\$0.00	HARBOUR VILLAGE MARINA COND		1	2	
085	020	096700	0006	3,589	1771453	\$492,000	08/21/00	\$137.09	RETAIL	BC	2	2	
085	065	082505	9164	3,666	1762870	\$462,500	06/30/00	\$126.16	OFFICES	CBD-B	1	2	
085	010	112604	9153	1,813	1758163	\$400,000	06/07/00	\$220.63	OFF/SHOP	CGP	1	2	
085	010	311078	0130	0	1756980	\$50,000	05/30/00	\$0.00	HARBOUR VILLAGE MARINA COND		1	2	
085	010	794630	0101	1,526	1749364	\$600,000	04/20/00	\$393.18	JIFFY LUBE AND TUNE	BCP	1	2	
085	075	332605	9164	54,500	1747242	\$4,150,700	04/06/00	\$76.16	NW BUILDING CENTER	LI	1	2	
085	045	082505	9160	30,609	1745775	\$8,000,000	04/05/00	\$261.36	LAKEVIEW OFFICE BUILDING	PR3.6	1	2	
085	065	390010	1575	2,306	1744909	\$595,000	03/29/00	\$258.02	CENTRAL PRINTING COMPANY	CBD-7	1	2	
085	020	072605	9318	3,020	1741271	\$445,050	03/13/00	\$147.37	CONVERTED OFFICE/RESIDENCE	R15OP	1	2	
085	010	311078	1200	0	1739735	\$24,950	03/02/00	\$0.00	HARBOUR VILLAGE MARINA	M	1	2	
085	030	192605	9111	3,083	1739593	\$475,000	02/29/00	\$154.07	CHIROPRACTOR & DENTAL	BNP	1	2	
085	020	096700	0025	3,360	1738546	\$300,000	02/28/00	\$89.29	STOREFRONTS - VACANT	BC	2	2	
085	065	390010	1045	1,816	1737256	\$480,000	02/18/00	\$264.32	OFFICE	CBD-8	1	2	
085	010	011410	0935	19,556	1734441	\$3,650,000	01/31/00	\$186.64	ST. VINCENT DE PAUL THRIFT STO	BCP	3	2	
085	020	082605	9112	884	1735220	\$1,775,000	01/20/00	\$2,007.92	RIVERSIDE MOBILE HOME PARK	RM4.2	1	2	
085	020	096700	0246	1,600	1731813	\$200,000	01/11/00	\$125.00	RETAIL STORE	BC	1	2	
085	040	302605	9313	1,320	1729141	\$450,000	12/27/99	\$340.91	KING DONUT	JBD2	1	2	
085	040	607650	0141	3,728	1727281	\$807,500	12/15/99	\$216.60	OFFICE BLDG. & SERVICE GARAGE	BNP	1	2	
085	020	096700	0415	1,160	1726789	\$150,000	12/13/99	\$129.31	EPISCOPAL THRIFT SHOP	R15 OP	1	2	
085	020	096700	0410	1,040	1721492	\$262,000	11/15/99	\$251.92	OFFICE	BC	1	2	
085	020	082605	9112	884	1716650	\$1,425,000	10/01/99	\$1,611.99	RIVERSIDE MOBILE HOME PARK	RM4.2	1	2	
085	010	311078	1150	0	1714346	\$35,000	09/30/99	\$0.00	HARBOUR VILLAGE MARINA	M	1	2	
085	020	390610	0100	2,611	1712695	\$625,000	09/20/99	\$239.37	MEDICAL OFFICE	BC	5	2	
085	055	388580	3340	1,388	1711717	\$425,000	09/17/99	\$306.20	EASTLAKE REAL ESTATES OFFICE	PR3.6	1	2	
085	075	332605	9243	51,584	1699178	\$6,100,000	07/09/99	\$118.25	COSTCO HOME OFFICE BLDG #2	L1	1	2	
085	010	011410	0885	2,769	1697188	\$1,000,000	07/07/99	\$361.14	STARBUCKS	BCP	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	020	096700	0460	3,922	1697885	\$500,000	07/02/99	\$127.49	BOTHELL FUNERAL HOME	BC	1	2	
085	020	072605	9428	3,708	1691109	\$360,000	06/03/99	\$97.09	OFFICE	RD	1	2	
085	020	082605	9307	720	1682998	\$115,000	04/29/99	\$159.72	INSURANCE OFFICE	CG	1	2	
085	010	112604	9167	16,903	1674738	\$1,900,000	03/25/99	\$112.41	KENMORE LAKE BUILDING	MLP	2	2	
085	035	282605	9114	24,853	1675050	\$4,825,000	03/01/99	\$194.14	TOTEM LAKE PLAZA	LI	1	2	
085	065	439770	0195	2,028	1666760	\$290,000	02/03/99	\$143.00	OFFICES	PLA6-B	1	2	
085	010	794630	0175	9,087	1662822	\$840,000	01/18/99	\$92.44	RETAIL & OFFICE	BRCP	2	2	
085	070	172505	9024	9,126	1663160	\$2,310,000	01/18/99	\$253.12	UNIVERSAL SECURITY INSURANCE	PR3.6	1	2	
085	020	062605	9199	3,812	1663059	\$275,000	01/14/99	\$72.14	OFFICE & APARTMENT	RM1.4	1	2	
085	065	388580	8230	870	1662155	\$282,000	01/13/99	\$324.14	CONV. RES./OFFICE	PR3.6	1	2	
085	035	282605	9114	24,853	1661310	\$4,825,000	01/07/99	\$194.14	TOTEM HILL PLAZA	LI	1	2	

## Vacant Sales for Area 085 with Sales Used

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	010	011410	0446	15,462	1760572	\$200,000	06/14/00	\$12.93	VACANT LAND (FUTURE CONDO UNITS)	RM900P	2	2	
085	010	011410	0516	15,360	1654027	\$220,000	11/30/98	\$14.32	VACANT	R 48	1	2	
085	010	011410	0521	18,375	1654025	\$220,000	11/30/98	\$11.97	VACANT	R48P	1	2	
085	010	011410	0519	25,096	1654024	\$355,000	11/30/98	\$14.15	VACANT LAND	R48P	1	2	
085	010	011410	0657	35,823	1646152	\$453,000	10/27/98	\$12.65	VALUE IN LAND	BCP	2	2	
085	010	012604	9048	104,108	1715012	\$468,000	10/04/99	\$9.00	VACANT LAND (1/2 SITE BUILDABLE)	R12 P	1	2	
085	010	011410	0517	43,509	1654037	\$542,600	11/30/98	\$4.50	VACANT	R4	2	2	
085	020	072605	9146	12,750	1820449	\$122,000	05/29/01	\$9.57	VACANT LAND	R 15	1	2	
085	020	062605	9077	10,018	1817870	\$144,950	05/14/01	\$14.47	VACANT LAND	R15 OP	2	2	
085	020	062605	9078	13,721	1818370	\$148,500	05/14/01	\$10.82	VACANT	R15 OP	1	2	
085	020	072605	9194	17,720	1776948	\$215,000	09/18/00	\$12.13	VAC SPECIALISTS	RD	1	2	
085	020	062605	9038	16,700	1818359	\$230,000	05/14/01	\$13.77	VACANT	R15 OP	1	2	
085	020	072605	9194	17,720	1852554	\$275,000	11/16/01	\$15.52	VAC SPECIALISTS	RD	1	2	
085	020	082605	9054	77,126	1604908	\$295,000	04/13/98	\$3.82	VACANT LAND	B/O-P/R	1	2	
085	020	072605	9079	37,070	1734511	\$350,000	01/28/00	\$9.44	VACANT	CG	1	2	
085	020	096700	0380	21,600	1722099	\$350,000	11/09/99	\$16.20	VACANT LAND	BC	3	2	
085	020	072605	9126	64,794	1814911	\$990,000	04/30/01	\$15.28	VAL IN LND (FUTURE PUB. STOR)	BCP	1	2	
085	030	364910	0044	16,021	1830331	\$154,000	07/13/01	\$9.61	VACANT LAND	R18	1	2	
085	030	364910	0530	78,250	1704031	\$325,000	07/16/99	\$4.15	VACANT	RS7200P	2	2	
085	030	202605	9183	57,048	1678871	\$445,796	04/15/99	\$7.81	VACANT	BNP	1	2	
085	030	364910	0530	78,250	1758709	\$775,000	06/13/00	\$9.90	VACANT	RS7200P	2	2	
085	030	172605	9016	256,133	1633625	\$866,667	08/20/98	\$3.38	VACANT LAND	RM9P	1	2	
085	030	150790	8888	207,412	1732018	\$1,091,000	01/11/00	\$5.26	VACANT	R8SO	1	2	CONDOS = 150790-0000, OLD APN=242604-9020
085	035	282605	9103	121,363	1810872	\$518,462	04/09/01	\$4.27	VACANT LND/NEXT TO 405/WETLANDS	FCI	2	2	
085	035	282605	9082	81,000	1632578	\$815,000	08/17/98	\$10.06	VAC LND-1/6 INT W/9231 & 9232	PLA11	3	2	
085	035	292605	9210	217,853	1645425	\$970,500	10/14/98	\$4.45	VACANT	PR2.4	1	2	
085	035	292605	9041	90,232	1852225	\$1,350,000	11/15/01	\$14.96	CURRENTLY OLD CHURCH	PLA 10 B	1	2	FUTURE 150 ROOM HOTEL
085	040	179150	0125	12,270	1691710	\$90,000	06/14/99	\$7.33	VACANT	JBD3	1	2	
085	040	179150	0135	62,990	1678290	\$200,000	03/30/99	\$3.18	VACANT LOT	RM 3.6	1	2	
085	040	322605	9169	16,161	1830863	\$200,000	07/20/01	\$12.38	VACANT LAND (LOT 1)	RS X 8.	1	2	
085	040	607650	0061	143,312	1768735	\$1,025,000	08/02/00	\$7.15	VACANT LAND	R8SO	1	2	
085	045	082505	9160	63,388	1660506	\$985,000	12/21/98	\$15.54	VACANT LOT	PR3.6	2	2	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	045	123510	0024	47,005	1647042	\$1,100,000	10/27/98	\$23.40	VACANT LAND (OLD IMP DEMOED)	L1	1	2	
085	045	250550	0145	25,782	1675490	\$1,240,000	03/29/99	\$48.10	VACANT LAND (OLD SFRS DEMOED)		3	2	
085	045	123890	0085	37,938	1766800	\$2,370,000	07/26/00	\$62.47	VACANT LAND (OLD IMP DEMOED)	PLA5-B	1	2	0075 & 0085 Merged into 0085
085	055	388580	4650	10,445	1754982	\$500,000	05/19/00	\$47.87	VACANT LAND	PR 3.6	2	2	
085	065	388580	4775	7,848	1590577	\$225,000	01/22/98	\$28.67	VACANT LAND	PR 3.6	1	2	
085	065	180790	0415	9,988	1725560	\$310,000	11/24/99	\$31.04	VACANT LAND (OLD SFRS)	PLA 6-D	1	2	HAS BEEN SEGGED
085	065	388575	8888	7,626	1609295	\$322,000	04/22/98	\$42.22	VALUE IN LAND (NEW 4 UNIT CONDO)	PLA 7-B	1	2	CONDOS = 388575-0000, Old APN=390010-0845
085	065	261732	8888	8,000	1690949	\$336,471	06/08/99	\$42.06	VALUE IN LAND (NEW CONDOS)	PLA 6-D	1	2	CONDOS = 261732-0000, OLD APN=212020-0170
085	065	765490	0210	7,200	1664010	\$385,000	01/19/99	\$53.47	VACANT LAND SALE -OLD IMP DEMOED	PLA 6 A	2	2	
085	065	390010	1125	20,008	1773848	\$500,000	08/15/00	\$24.99	VAC LAND - BERNIES BAGLES SITE	CBD-8	1	2	
085	065	407070	0470	17,392	1792122	\$510,000	12/08/00	\$29.32	VALUE IN LAND (OLD IMP TO DEMO)	PLA6-D	2	2	
085	065	388580	0360	21,326	1777580	\$680,000	09/21/00	\$31.89	VACANT COMMERCIAL	BC	1	2	
085	065	388580	8460	14,025	1743060	\$750,000	03/17/00	\$53.48	VALUE IN LAND (IMP TO BE DEMO)	PLA7A	2	2	
085	065	082505	9202	19,828	1840245	\$970,000	08/31/01	\$48.92	VALUE IN LAND (TEAR DOWN)	PLA6 D	2	2	Proposed 10 unit Townhome unit, #9180 & #9202 MERGED INTO #9202
085	065	785345	8888	31,350	1772287	\$1,295,135	08/24/00	\$41.31	VACANT LAND (NOW SOHO CONDOS)	CBD6	1	2	CONDOS = 785345-0000, Old APN=388580-7590
085	070	124620	0050	8,500	1636484	\$270,296	09/01/98	\$31.80	VACANT LAND	RM 3.6	1	2	HAS BEEN SEGGED SINCE SALE (#0046 & #0050)
085	070	172505	9176	16,262	1618556	\$450,000	06/12/98	\$27.67	VALUE IN LAND (OLD WILLOWS APTS)	PR 3.6	1	2	
085	070	347180	0020	13,450	1761345	\$870,000	06/16/00	\$64.68	VALUE IN LAND (OLD IMP TO DEMO)	RM 3.6	2	2	HAS BEEN MERGED INTO ONE PARCEL (#0020 + #0035 = #0020)

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	070	410450	0070	9,550	1847015	\$1,300,000	10/15/01	\$136.13	KIRKLAND WATERFRONT	WD III	1	2	+/- 50 FRONT FEET = \$26,000 PER FRONT FOOT
085	070	919757	8888	104,853	1611854	\$1,680,000	05/14/98	\$59.94	VALUE IN LAND (OLD IMP TO DEMO)	WD 1	1	2	+/-280 FRONT FEET = \$22,071 PER FRONT FOOT, Now Condo = 919757-0000, Old APN=082505-9076
085	075	388690	0855	7,700	1673919	\$240,000	03/18/99	\$31.17	VACANT LAND	RM 3.6	1	2	HAS BEEN SEGGED
085	075	813792	8888	13,200	1590872	\$280,000	01/22/99	\$21.21	VACANT LAND (OLD IMP DEMOED)	RM 3.6	1	2	CONDOS = 813792-0000, OLD APN=388690-0655
085	075	388690	1025	56,350	1711137	\$732,500	09/08/99	\$13.00	VACANT LAND - FUTURE TOWNHOUSES	RM 3.6	2	2	Includes APN #0985&1025



## Exception Parcels

Major	Minor	Notes
011410	0473	\$1,000 carried on improvements
011410	0475	Estimated Value includes Excess Land
011410	0480	Estimated Value includes Excess Land
011410	0500	Mobile Home Park: Value based on price per pad.
011410	0640	Mobile Home Park: Value based on price per pad.
011410	0650	\$1,000 carried on improvements
011410	0657	\$1,000 carried on improvements
011410	0662	\$1,000 carried on improvements
011410	0664	Mini-Lube facility estimated at market.
011410	0673	Estimated Value includes Excess Land
011410	0885	Estimated Value includes Excess Land
011410	1211	\$1,000 carried on improvements
012000	0160	Estimated Value includes Excess Land
012000	0200	\$1,000 carried on improvements
012000	0220	\$1,000 carried on improvements
012000	0361	Estimated Value includes Excess Land
062605	9023	Imp. also on tax lot #0134.
062605	9031	Imp carried on 072605-9180
062605	9037	\$1,000 carried on improvements
062605	9120	PARKING FOR IMPS CARRIED ON MINOR #9023
062605	9134	PARKING FOR IMPS CARRIED ON MINOR #9023
072605	9004	Estimated Value includes Excess Land
072605	9083	Estimated Value includes Excess Land
072605	9096	Estimated Value includes Excess Land
072605	9096	\$1,000 carried on improvements
072605	9109	Estimated Value includes Excess Land
072605	9126	\$1,000 carried on improvements
072605	9157	\$1,000 carried on improvements
072605	9176	Estimated Value includes Excess Land
072605	9180	Associated Parking on minor #9031
072605	9221	Estimated Value includes Excess Land
072605	9225	Estimated Value includes Excess Land
072605	9310	Estimated Value includes Excess Land
072605	9368	\$1,000 carried on improvements
072605	9401	Estimated Value includes Excess Land
072605	9406	\$1,000 carried on improvements
082505	9226	15% of Associated parking on minor #9014 included in value.
082505	9227	32% of Associated parking on minor #9014 included in value.
082505	9228	23% of Associated parking on minor #9014 included in value.
082505	9229	10% of Associated parking on minor #9014 included in value.
082505	9230	20% of Associated parking on minor #9014 included in value.
082505	9257	\$1,000 carried on improvements
082605	9034	Estimated Value includes Excess Land
082605	9035	Associated parking on minor #9203
082605	9072	Estimated Value includes Excess Land
082605	9100	Estimated Value includes Excess Land
082605	9102	Estimated Value includes Excess Land
082605	9104	Estimated Value includes Excess Land
082605	9112	Mobile Home Park: Value based on price per pad.
082605	9131	Includes minor#9240
082605	9155	Estimated Value includes Excess Land
082605	9160	\$1,000 carried on improvements
082605	9165	Estimated Value includes Excess Land
082605	9177	\$1,000 carried on improvements
082605	9203	Includes minor #9035
082605	9271	Estimated Value includes Excess Land
096110	0005	Mobile Home Park: Value based on price per pad.
096700	0005	Parking on minor #0065
096700	0006	Parking on minor #0065
096700	0020	Parking on minor #0055

Major	Minor	Notes
096700	0025	Parking on minor #0050
096700	0036	Parking on minor #0040
096700	0040	Imps on minor #0036
096700	0050	Parking for minor #0025
096700	0055	Imps on minor #0020
096700	0060	Parking for minor #0006
096700	0065	Imps carried on minor #0005
096700	0070	Parking on minor #0085
096700	0085	Imps on minor #0070
096700	0200	Imps located on minor #0251
096700	0210	Imp under minor #0240
096700	0220	Parking for imp on minor #0235
096700	0230	Parking on minor lot #0220
096700	0230	Parking lot on minor #0210
096700	0230	Estimated Value includes Excess Land
096700	0235	Parking on minor lot #0220
096700	0240	Parking on minor lot #0220
096700	0500	Estimated Value includes Excess Land
112604	9015	\$1,000 carried on improvements
112604	9115	Estimated Value includes Excess Land
112604	9137	Estimated Value includes Excess Land
112604	9153	Estimated Value includes Excess Land
112604	9163	\$1,000 carried on improvements
112604	9164	\$1,000 carried on improvements
112604	9165	\$1,000 carried on improvements
123890	0115	\$1,000 carried on improvements
124400	0050	Associated parking on minor #0075
124400	0120	\$1,000 carried on improvements
124500	1110	Estimated Value includes Excess Land
172505	9130	\$1,000 carried on improvements
179150	0005	Estimated Value includes Excess Land
179150	0100	Estimated Value includes Excess Land
179150	0315	Estimated Value includes Excess Land
180790	0170	Estimated Value includes Excess Land
192480	0065	Includes minor #0070
192605	9107	Estimated Value includes Excess Land
192605	9199	Estimated Value includes Excess Land
192605	9209	Estimated Value includes Excess Land
250550	0151	\$1,000 carried on improvements
264950	0005	Estimated Value includes Excess Land
282605	9032	Estimated Value includes Excess Land
302605	9078	Estimated Value includes Excess Land
302605	9148	Land on Tax lot minor #9214
302605	9162	Assoc. parking on lot #9136
302605	9271	Estimated Value includes Excess Land
332605	9243	Estimated Value includes Excess Land
364910	0510	Estimated Value includes Excess Land
381550	0190	Assoc. parking on minor #0185
388580	0880	Estimated Value includes Excess Land
388580	2835	Assoc. parking on minor #2905
388580	2875	Estimated Value includes Excess Land
388580	4650	Land Sale at \$47.87 SF (Minor #4550, and #4660)
388690	1215	Included minor #1217
389060	0180	Estimated Value includes Excess Land
389310	0926	Estimated Value includes Excess Land
416410	0015	Estimated Value includes Excess Land
416410	0225	Mobile Home Park: Estimated Value based on price per pad.
416410	0265	Mobile Home Park: Estimated Value based on price per pad.
416410	0300	\$1,000 carried on improvements
416410	0305	\$1,000 carried on improvements

Major	Minor	Notes
517270	0030	\$1,000 carried on improvements
563450	0858	Estimated Value included Flat Value for gas pumps.
607650	0141	Estimated Value includes Excess Land
615790	0096	Estimated Value includes Excess Land
755830	0180	Estimated Value includes Excess Land
794630	0100	Imp. Value carried on minor #0105
794630	0105	Associated parking on minor #0100
794630	0120	Estimated Value includes Excess Land
794630	0135	Estimated Value includes Excess Land
919410	0015	Mobile Home Park: Value based on price per pad.
945720	0050	Estimated Value includes Excess Land